

JUNIPER POINT

EXCLUSIVE LISTING | FLAGSTAFF, ARIZONA

LOCATION The property is located on John Wesley Powell Boulevard adjacent north from the prestigious Pine Canyon Golf and Luxury Home Community in Flagstaff, Arizona.

SIZE ±325 acres

PRICE Submit

PARCELS 104-14-001B & 104-14-003C

PROPERTY TAXES \$54,870.14 (2016)

UTILITIES The site is within the city of Flagstaff's Urban Service Boundary

- Water & Sewer - City of Flagstaff
- Natural Gas - Unisource
- Electric - APS
- Telephone - Century Link

[CLICK HERE TO VIEW THE JUNIPER POINT DOCUMENT PORTAL](#)

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JUNIPER POINT PROPERTY NARRATIVE

PBH Flagstaff Holdings, LLC owns approximately 325 acres known as Juniper Point. The property is adjacent east from the Coconino Community College (CCC) campus, south of Interstate 40, immediately west of Arizona State Land Department holdings and north of the prestigious Pine Canyon golf and luxury home community. Juniper Point is less than 1 mile south of the Northern Arizona University (NAU) campus and less than 2.5 miles south from historic downtown Flagstaff.

Legal access to the property is via John Wesley Powell Road (southern boundary) and the northern boundary is mostly adjacent to Interstate 40. Lone Tree Road is located less than 1/2-mile west from the property and provides direct access to both NAU and downtown Flagstaff.

The land making up Juniper Point is predominately undulating terrain interspersed with drainage areas which together create natural slope and topographic boundaries. A large drainage corridor and canyon known as the Bow and Arrow Wash intersects the property from the northeast to the southwest. The visual grandeur of the San Francisco Peaks is visible from many locations on the property. The Bow and Arrow Wash will provide ample natural area open space for both residents and wildlife.

Since the mid 2000's, the owners of Juniper Point have worked with various consultants and planners on several iterations of entitlement efforts. A summary of these entitlement efforts is described below:

ENTITLEMENTS

- 2006 - 2013: Dover, Kohl & Partners were the lead planner for the Property. The Juniper Point Specific Plan, was approved by the Flagstaff City Council in December 2006. The Specific Plan allowed for a total of 1,590 units and the following land uses:
 - 185.70 Acres - Medium Density Residential
 - 105.00 Acres - Non-Residential Public Spaces
 - 10.00 Acres - Low Density Residential
 - 9.54 Acres - Active Parks
 - 8.41 Acres - Commercial Acres

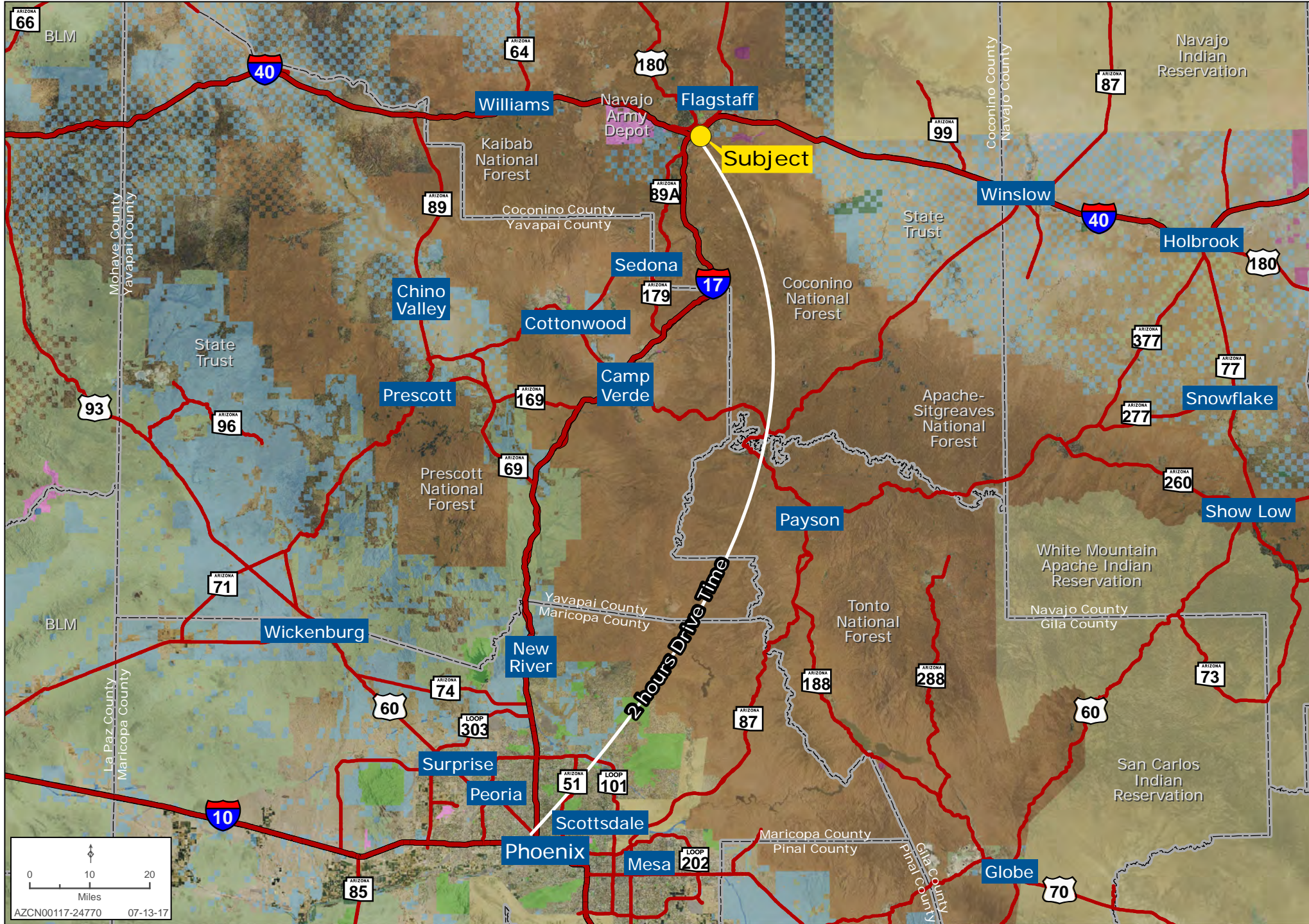
Additionally, the Juniper Point Regulating Plan, Form-Based Code and Development Agreement were worked on during this timeframe. The Development Agreement was a constant sticking point due to requirements stipulated by the City of Flagstaff.

- 2013 - Present: LVA took over as the lead planner for the Property. In September 2015, LVA submitted a rezoning application for Juniper Point to rezone from RR, Rural Residential, 5-acre minimum, to Traditional Neighborhood District (TND), subject to the Juniper Point Regulating Plan and Form-Based Code, supported by the Development Agreement. This rezoning request was to conform the Zoning with the Specific Plan and would also allow for a maximum of 1,590 units. The rezoning application was tabled in 2016 by Juniper Point ownership due to extraordinary Development Agreement requirements demanded by the City of Flagstaff.
- The Property is currently zoned Rural Residential (RR). This designation provides for predominantly large lot single family development. However, it does allow for cluster and planned residential developments, which provide opportunities for higher densities. Rural Residential stipulates a density of 1 DU/Ac in areas with City water and sewer service and 1 DU per 5-Acres in areas with no City water and sewer services.
- 2017: LVA has completed several "Conceptual Lotting Studies" utilizing the 1 DU/Ac Rural Residential allowed under the current zoning. These studies provide for 325 lots (via clustering) and take in to account other aspects associated with developing the Property (wash crossings, lift stations, etc.).



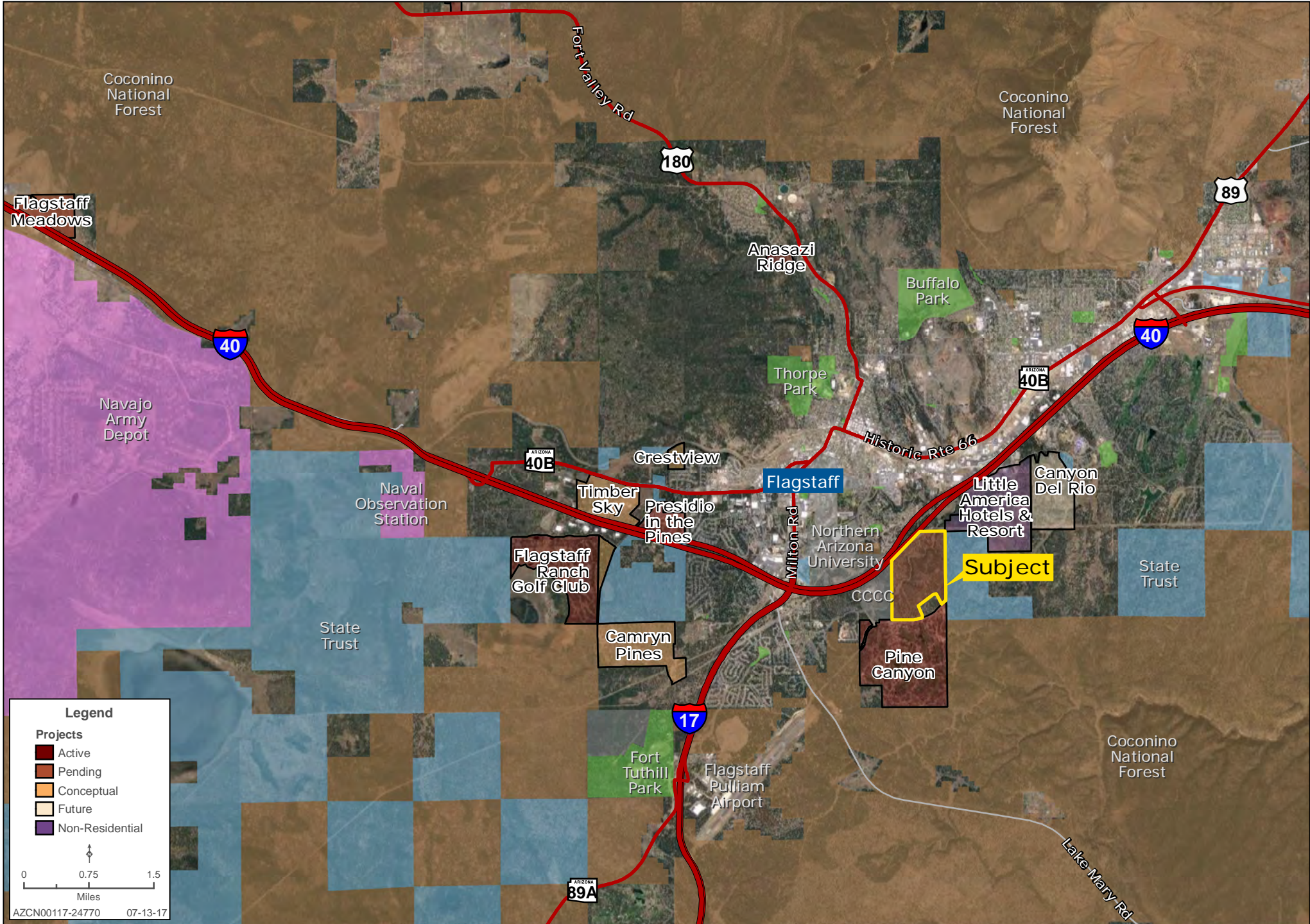
JUNIPER POINT CONTEXT MAP

Greg Vogel | Mike Schwab | Capri Barney | 480.483.8100 | www.landadvisors.com



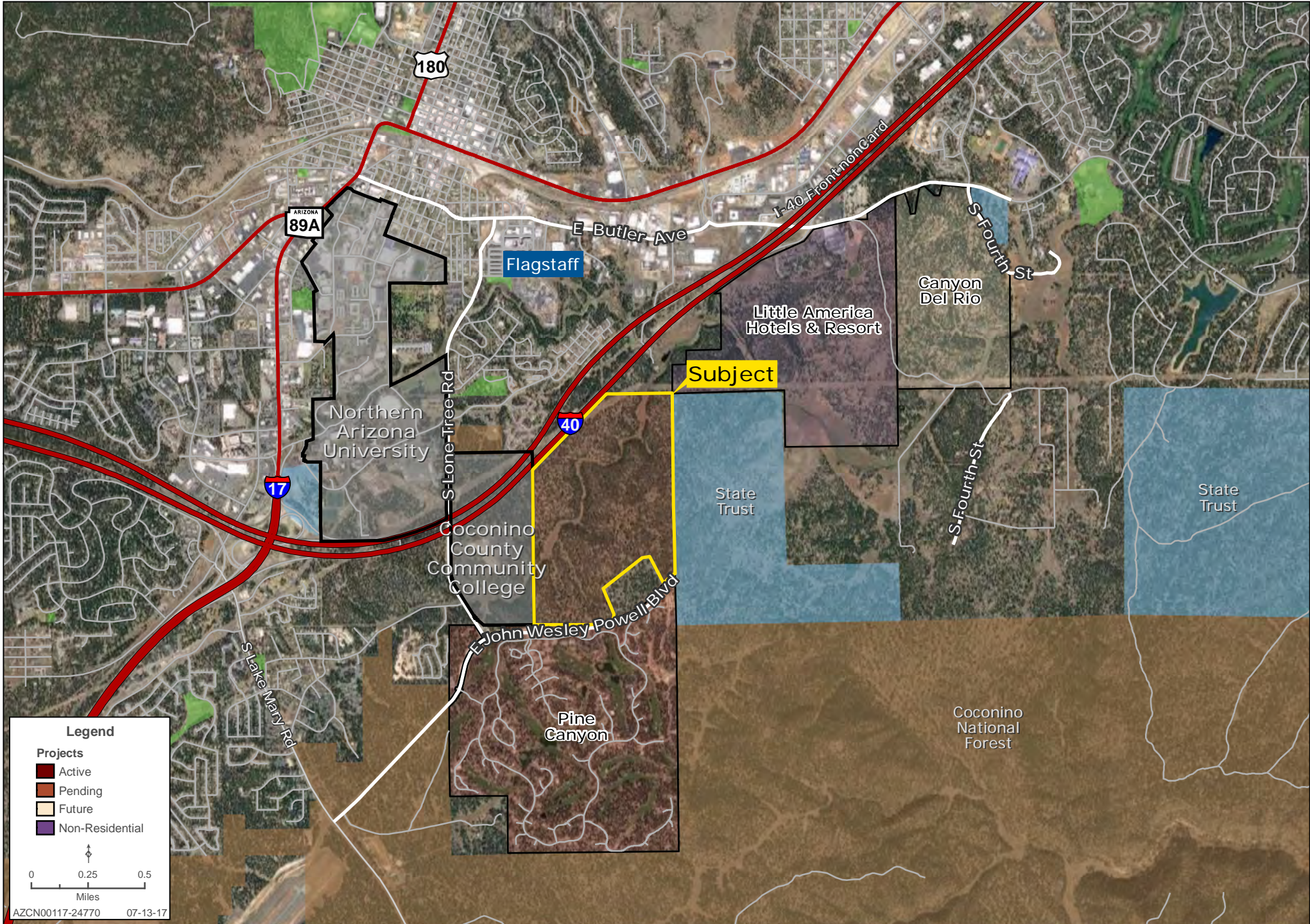
JUNIPER POINT REGIONAL MAP

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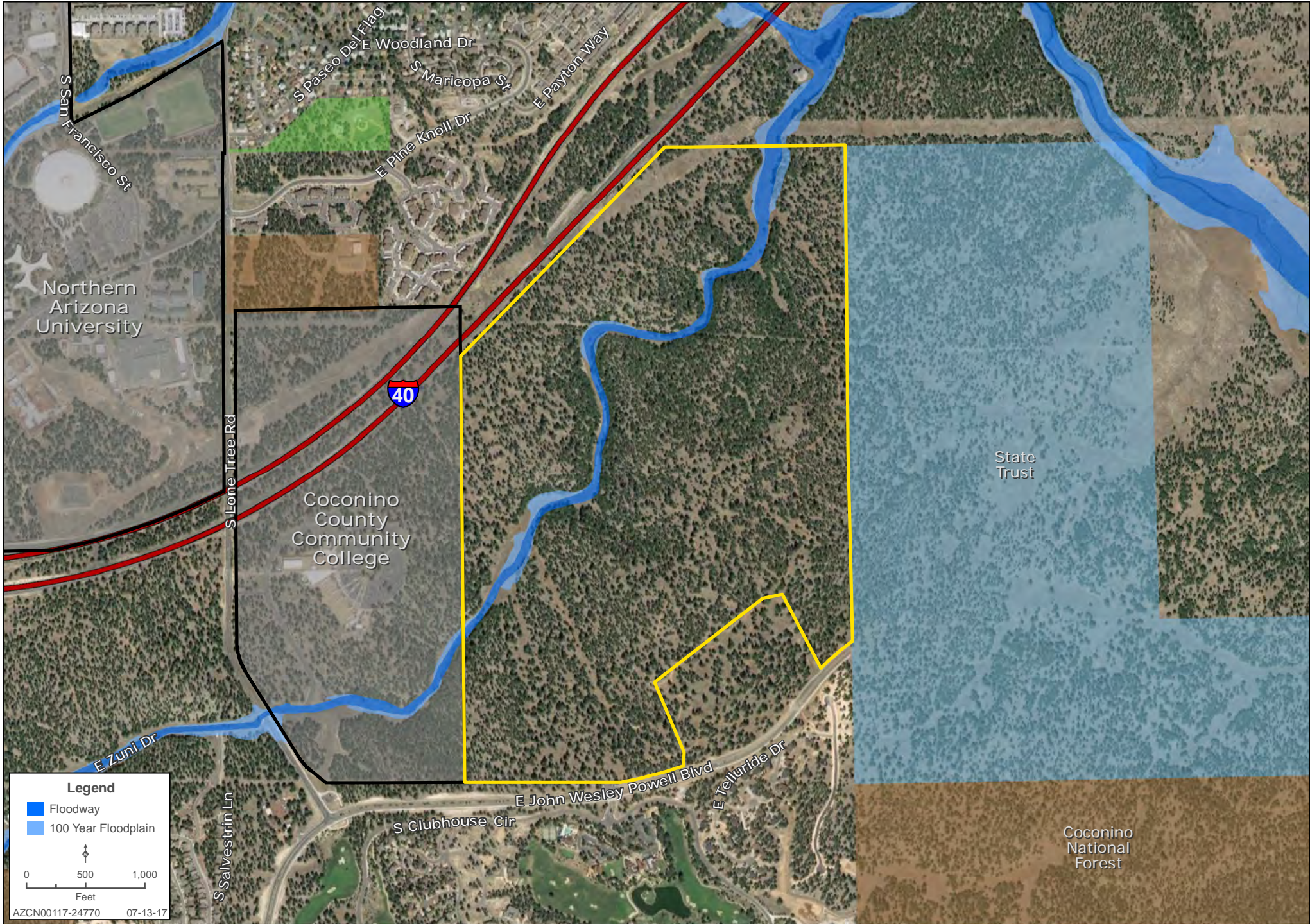
JUNIPER POINT SUB-MARKET MAP

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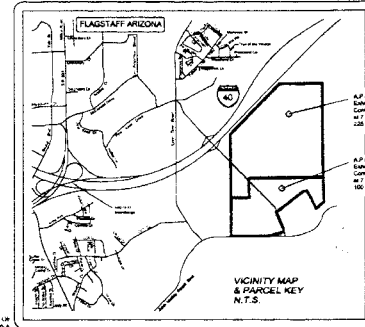
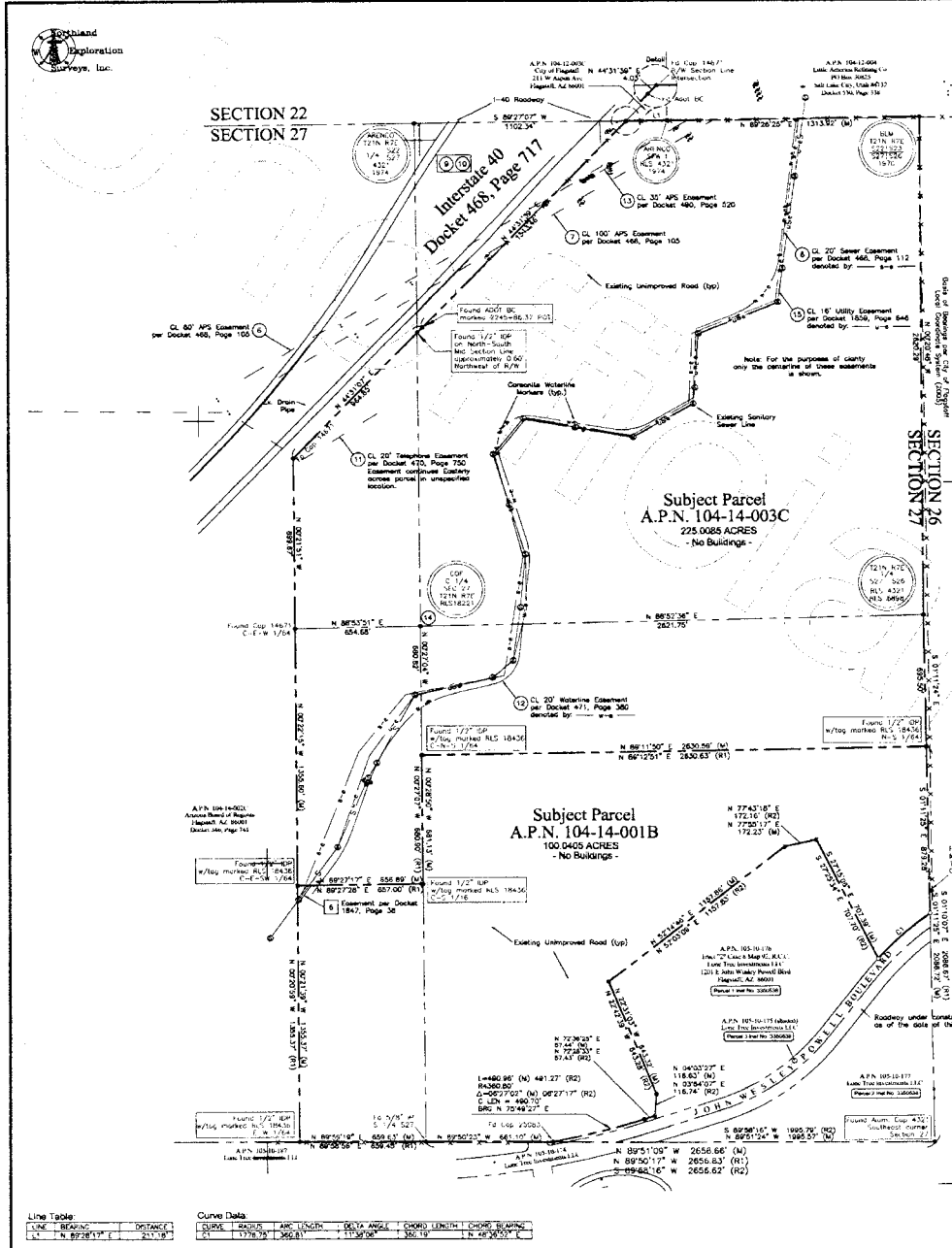


JUNIPER POINT PROPERTY DETAIL MAP

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3537718



CERTIFICATION:

APN 104-14-001B - Transcription Title Insurance Company Commitment for Title Insurance File No. 01449308, dated September 21, 2009 at 7:30 a.m. To: PBN III, L.L.C., an Arizona Limited Liability Company, and Transcription Title Insurance Company.

APN 104-14-003C - Transcription Title Insurance Company Commitment for Title Insurance File No. 01503636, dated November 10, 2009 at 7:30 a.m. To: Flagstaff III, L.L.C., an Arizona Limited Liability Company, and Transcription Title Insurance Company.

This is to certify that this map or plan and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," promulgated and adopted by ALTA/ACSM and NSPS in 1986 and includes items 1 - 6, 8, 10, 11 and 12 of said standard. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of the certification unless otherwise further certified that the survey measurements were made in accordance with the "Minimum Angle Distance and Closure Requirements for Survey Measurements When Control Land Boundaries for ALTA/ACSM Land Title Surveys."

January 30, 2008

LEGAL DESCRIPTION:

APN 104-14-003C: The Northeast quarter of the Northeast quarter; The East half of the Southeast of the Northeast quarter; The East half of the Northeast quarter of the Southeast quarter and the North half of the North half of the Southeast quarter of Section 27, Township 21 North, Range 7 East, G&SRM, Coconino County, Arizona, lying South of I-40.

APN 104-14-001B: The South half of the Southeast quarter; The South half of the North half of the Southeast quarter; The East half of the Southeast quarter of the Southeast quarter of Section 27, Township 21 North, Range 7 East, G&SRM, Coconino County, Arizona.

except Parcels 1, 2 and 3 of Instrument No. 3305538 of the Records of Coconino County.

ALTA/ACSM LAND TITLE SURVEY OF A.P.N.'s 104-14-003C & 104-14-001B

2 Parcels of land located in Section 27, Township 21 North, Range 7 East, G&SRM, City of Flagstaff, Coconino County, Arizona

- SCHEDULE B ITEMS**
- The following Schedule B items are per Transcription Title Insurance Company Commitment for Title Insurance File No. 01449308, dated September 21, 2009 7:30 a.m.
1. Water Rights, claims of rights to water and agreements, contracts, conditions or rights incident thereto, whether or not known by the public records. This section is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedules B. This item does affect the Subject Parcel but is not a survey matter.
 2. The effect of Ordinance by the City of Flagstaff recorded in Docket 2260, Page 168 concerning the airport influence area. This item does affect the Subject Parcel but is not a survey matter.
 3. Easement and rights incident thereto, as set forth in instrument recorded in Docket 1847, Page 38 to the purpose of public utility. This item does affect the Subject Parcel and is a public matter.
 4. The lack of a legal right of access recorded in instrument from to and from said land to a public street. This item does affect the Subject Parcel but is not a survey matter.

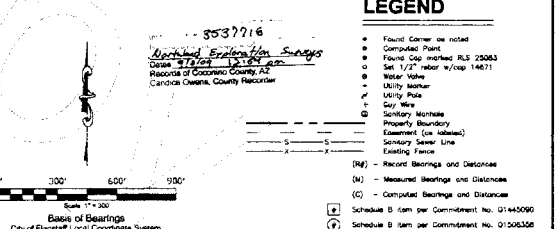
- SCHEDULE B ITEMS**
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1. Water Rights, claims of rights to water, and agreements, contracts, conditions or rights incident thereto, whether or not known by the public records. This section is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedules B. This item does affect the Subject Parcel but is not a survey matter.
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 4. The lack of a legal right of access recorded in instrument from to and from said land to a public street. This item does affect the Subject Parcel but is not a survey matter.
 5. Easement and rights incident thereto, as set forth in instrument recorded in Docket 466, Page 717 for highway purposes. This item does affect the Subject Property and is a public matter.
 6. Easement and rights incident thereto, as set forth in instrument recorded in Docket 470, Page 780 for the purpose of telephone lines. This item does affect the Subject Parcel into a portion as parcel herein. The easterly course of the description per the legal description is unlocated within the document, but apparently does traverse through the property as its Eastern boundary as shown on Exhibit A, Docket 470, Page 780.
 7. Easement and rights incident thereto, as set forth in instrument recorded in Docket 471, Page 360 for the purpose of water lines. This item does affect the Subject Parcel and is a public matter.
 8. Easement and rights incident thereto, as set forth in instrument recorded in Docket 460, Page 620 for the purpose of electric lines and apparatus facilities. This item does affect the Subject Property and is a public matter.
 9. Easement and rights incident thereto, as set forth in instrument recorded in Docket 1847, Page 467. This document is an Arizona Land Survey Control Record (showing the Corner 14 corner of Section 27, Township 21 North, Range 7 East, which is located within the Subject Parcel and
 10. Easement and rights incident thereto, as set forth in instrument recorded in Docket 1008, Page 944 for the purpose of public utilities. This item does affect the Subject Property and is a public matter.
 11. The effect of Ordinance No. 1984 by the City of Flagstaff recorded in Docket 2080, Page 878 concerning the airport influence area. This item does affect the Subject Parcel but is not a survey matter.
 12. The lack of a legal right of access recorded in instrument from to and from said land to a public street. This item does affect the Subject Parcel but is not a survey matter.

ZONING:

The current zoning for APN's 104-14-003C and 104-14-001B is in P.U. (Public Utilities) use City of Flagstaff Zoning Map produced February 8, 2005.

Height Restriction: 0'

Setback and other requirements shall be the same as those of adjacent use district per COPF Land Development Code.



RECORD INFORMATION:

(R1) - Docket 1561, Page 346, R.C.C.
 (R2) - Instrument No. 3305538, R.C.C.
 (R3) - Docket 466, Page 417, R.C.C.

SCALE:	1" = 300'	DATE:	Jan 30, 2008
SURVEYOR:	ALTA/ACSM LAND TITLE SURVEY	PROJECT:	A.P.N.'s 104-14-003C & 104-14-001B
DATE:	Jan 30, 2008	STATUS:	Final
DRAWN BY:	K. A. Keenan	LOCATION:	Section 27, Township 21 North, Range 7 East, G&SRM, Coconino County, Arizona
CHECKED BY:	K. A. Keenan	DATE:	Jan 30, 2008

Official Records of Coconino County, Arizona
 3537718
 104-14-003C & 104-14-001B
 05-086

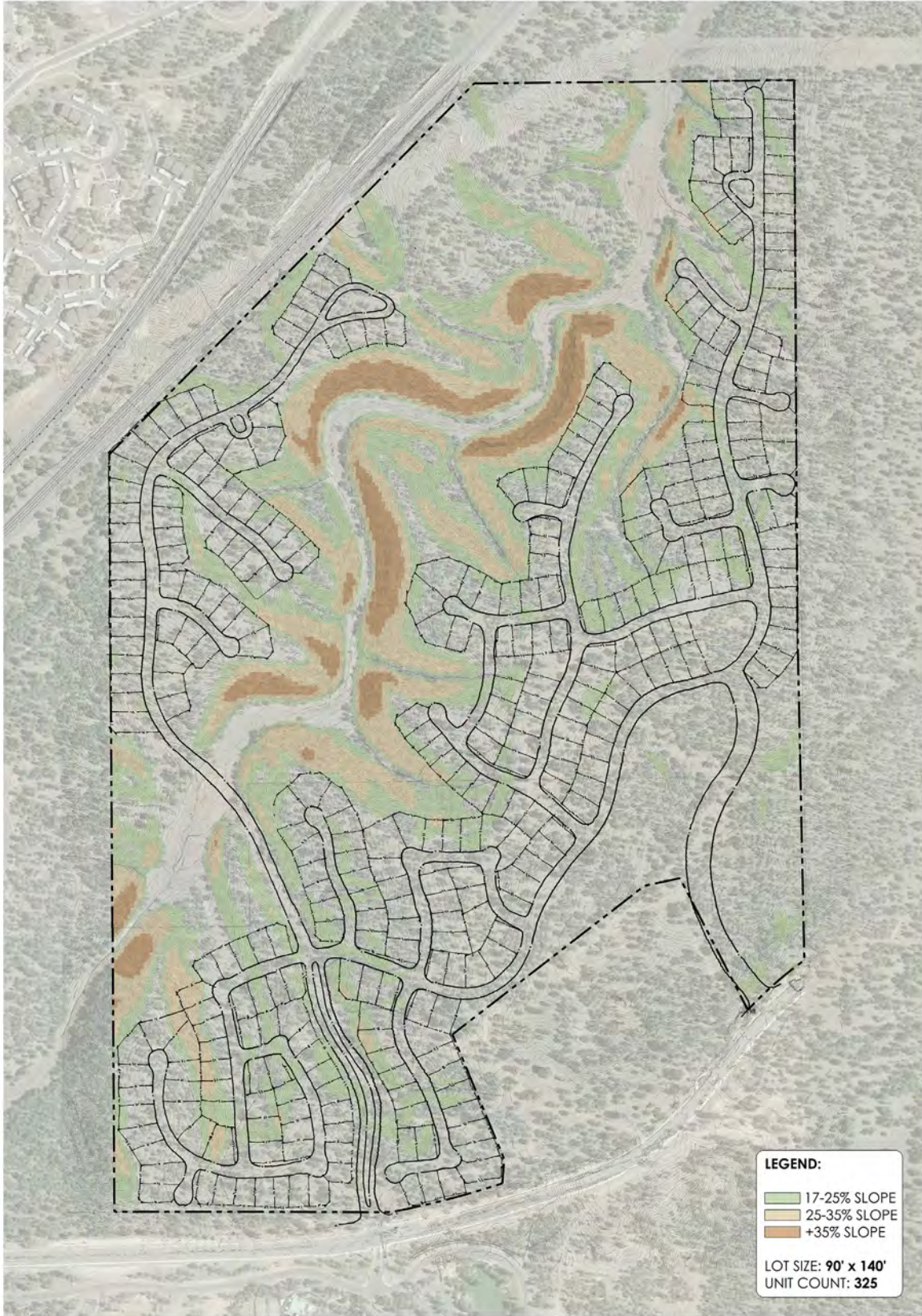
JUNIPER POINT

"AS IS" RR ZONING CONCEPTUAL LOTTING STUDY OPTION A



JUNIPER POINT

"AS IS" RR ZONING CONCEPTUAL LOTTING STUDY OPTION B



JUNIPER POINT

"AS IS" RR ZONING CONCEPTUAL LOTTING STUDY OPTION C

